

SEP 19 10 47 AM '74

VOL 1007 18

TITLE TO REAL ESTATE - INDIVIDUAL FORM *RONNIE S. TANKERSLEY, JR., Greenville, S. C.*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Greenville County
Stamps
Paid \$27.50
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Isabelle A. Strauber

in consideration of Twenty Five Thousand and No/100 (\$25,000.00)----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto David J. Beard and Mildred W. Beard, their heirs and assigns, forever:

All that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northeastern side of Hiwassee Drive in Greenville County, South Carolina being shown and designated as Lot No. 12 on a plat of Indian Hills (Property of J. Frank Williams, etal) made by Jones & Sutherland, Engineers dated May 23, 1958 recorded in the RMC Office for Greenville County, S.C. in Plat Book QQ, page 11 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hiwassee Drive at the joint front corner of Lots Nos. 11 and 12 and running thence with the common line of said lots, N. 80-30 E. 175 feet to an iron pin; thence N. 9-30 W. 90 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence with the common line of said lots, S. 80-30 W. 175 feet to an iron pin on the northeastern side of Hiwassee Drive; thence with the northeastern side of Hiwassee Drive, S. 9-30 E. 90 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to Gerhard B. Strauber and Isabelle A. Strauber by deed of Williams Builder, Inc. recorded in the RMC Office for Greenville County, S.C. in Deed Book 931, page 331. Said Gerhard B. Strauber died testate a resident of Greenville County as will appear by reference to the Probate Court Apartment No. 1250, File 17. Said Gerhard B. Strauber devised his undivided one-half interest in and to the above described property to his wife, Isabelle A. Strauber, the Grantor herein.

The above described property is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1975 and subsequent years.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 18 day of September 1974.

Signed, sealed and delivered in the presence of:

Dandra J. Clary _____ *Isabelle A. Strauber* (SEAL)
Jack H. Mitchell _____ Isabelle A. Strauber

CAN...
V...
COUNTY...
GREENVILLE COUNTY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18 day of September 19 74.

Dandra J. Clary (SEAL)
Notary Public for South Carolina
My commission expires: 1/12/81

Jack H. Mitchell

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT REQUIRED - GRANTOR WOMAN

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19 _____ (SEAL)
Notary Public for South Carolina

My commission expires:

RECORDED this SEP 19 1974

10:17 A. M. No.

7624

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